



Warren Farm, Manor Road

Guide Price £1,000,000





Warren Farm

Manor Road, Lutterworth

Ideal for families and equestrian use. Exceptional 5-bed, 4-bath detached bungalow on 3 acres with stables, open-plan living, stylish interiors, ample parking, a pond, and stunning rural views.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Equestrian facilities with multiple stables, tack room, paddocks and menage
- Plot set on approx 3 acres of land
- Detached 5 double bed bungalow
- Large kitchen with Aga and utility room with shower room
- Bi-fold doors from the lounge onto outdoor seating area
- Built-in wardrobes and storage throughout
- Multiple modern bathrooms (walk-in showers)
- Private gated entrance
- Extensive driveway with ample parking area
- Picturesque rural setting





Entrance Hall

This impressive entrance hall has a fabulous herringbone LVT finish that flows seamlessly from the Dining room all the way down to the Lounge area. There are large storage cupboards suitable for coats, shoes and spare linen.

Reception 1

25' 1" x 18' 3" (7.64m x 5.56m)

A beautifully presented and exceptionally spacious dual-aspect lounge, designed with both relaxation and entertaining in mind. Flooded with natural light from the large front window and rear **bi-folding patio doors**, the room enjoys an airy feel while offering attractive views across the upper and lower patio areas and the rear garden. A contemporary fitted media wall with bespoke cabinetry and shelving creates a stunning focal point, complemented by an elegant feature fireplace. Finished with stylish herringbone LVT flooring and neutral décor, this versatile living space comfortably accommodates a range of seating arrangements, making it the perfect setting for everyday family life and social gatherings alike.



Principal Bedroom 1

12' 11" x 12' 4" (3.94m x 3.77m)

A luxurious principal bedroom, beautifully designed to create a stylish and relaxing retreat. The room features an extensive range of bespoke fitted furniture, including a comprehensive selection of wardrobes, integrated bedside cabinets, overhead storage, and a fitted dressing table with illuminated mirror, providing exceptional storage and practicality without compromising on space. A large window that fills the room with natural light, while the contemporary décor and quality flooring enhance the bright and elegant feel.

1st En-Suite

6' 2" x 4' 4" (1.87m x 1.31m)

A beautifully appointed and contemporary en suite, finished to a high standard with a modern three-piece suite comprising a walk-in shower with glazed screen and rainfall shower, a vanity wash hand basin with generous drawer storage beneath, and a low-level WC. Stylish tiling to the walls and floor creates a sleek finish, complemented by a mirrored wall cabinet, heated towel rail and recessed ceiling spotlights. An obscured window provides natural light and ventilation, completing this elegant and practical en suite to the principal bedroom.

Principal Bedroom 2

13' 8" x 13' 3" (4.17m x 4.05m)

A generous and beautifully presented double bedroom, offering an elegant and calming retreat. Fitted with an excellent range of bespoke bedroom furniture, including wardrobes, bedside cabinets and drawer units, the room provides an abundance of built-in storage while maintaining a spacious feel. A large window allowing natural light to flood the room, while the neutral décor and soft carpeting create a warm and inviting atmosphere. There is ample space for additional furniture if required, making this a comfortable and versatile bedroom, ideal for family members or guests alike.



2nd En-Suite

12' 2" x 7' 0" (3.71m x 2.14m)

A stylish and contemporary en suite, beautifully appointed with a modern three-piece suite comprising a spacious walk-in shower with glazed sliding doors, a vanity wash hand basin with useful drawer storage beneath, and a low-level WC. Finished with large-format wall and floor tiles, the room offers a sleek, high-quality finish, complemented by a heated towel rail, recessed ceiling spotlights and an obscured window providing natural light and ventilation. A well-designed and practical space, perfectly serving Bedroom Two.



Bedroom 3

13' 5" x 13' 3" (4.10m x 4.05m)

A superbly appointed double bedroom, thoughtfully designed with an extensive range of bespoke fitted furniture to create a stylish and highly functional space. The room features a fitted wardrobe, integrated bedside cabinets, feature shelving and a contemporary panelled headboard with recessed lighting, while a built-in dressing table / study desk provides excellent versatility for those working or studying from home. A large window allows plenty of natural light to fill the room, enhancing the bright and welcoming feel. Finished in tasteful neutral tones with soft carpeting underfoot, this is a beautifully presented bedroom that would equally suit older children, teenagers, guests or those seeking a dedicated home office.

Bedroom 4

11' 4" x 11' 0" (3.45m x 3.36m)

A beautifully presented double bedroom, thoughtfully designed with an extensive range of bespoke fitted furniture to provide exceptional storage and functionality. The room features fitted wardrobes, integrated bedside cabinets with feature shelving, overhead storage and a contemporary panelled headboard, creating a stylish and cohesive finish. A fitted dressing table offers the perfect space for getting ready or working from home, while a large window fills the room with natural light. Finished with quality flooring and neutral décor, this versatile bedroom is ideal for family members, guests or older children, combining comfort with practical everyday living.

Bedroom 5 / Reception 3 / Home Office

10' 5" x 10' 5" (3.17m x 3.17m)

A versatile and well-proportioned room, currently arranged as a stylish home office and occasional bedroom, offering excellent flexibility to suit a variety of lifestyles. A large window provides an abundance of natural light, creating a bright and productive working environment, while the neutral décor and quality flooring enhance the sense of space. There is ample room to accommodate a double bed and bedroom furniture if required, making this an ideal fifth bedroom, guest room, nursery or dedicated study for those working from home.



Breakfast Kitchen

15' 3" x 15' 0" (4.64m x 4.56m)

A truly characterful farmhouse style kitchen, beautifully combining period charm with practical family living. Fitted with an extensive range of country-style base and wall units complemented by generous work surfaces, the kitchen is centred around a striking exposed brick inglenook fireplace housing a traditional range cooker, creating an impressive focal point. Exposed ceiling beams, quarry-style tiled flooring and feature lighting enhance the property's heritage, while dual-aspect windows provide delightful views over the gardens and flood the room with natural light. There is ample space for a breakfast table, making this a welcoming hub of the home, ideal for both everyday dining and entertaining.

Utility Room

10' 5" x 4' 11" (3.18m x 1.51m)

A practical and well-proportioned utility room, fitted with a range of matching base and wall units, complementary work surfaces and a stainless steel sink with drainer. Providing excellent additional storage and space for laundry appliances, the room helps keep the main kitchen free from everyday clutter. A window and half-glazed external door allow plenty of natural light while providing convenient access to the outside. The utility room also gives access to a useful shower room, making it an ideal and functional extension of the main kitchen. The Combi boiler is also located here for ease of access.

Shower Room off Utility

4' 6" x 6' 8" (1.37m x 2.02m)

A stylish and contemporary ground floor shower room, thoughtfully appointed with a modern three-piece suite comprising a walk-in shower with glazed enclosure, a vanity wash hand basin with storage beneath, and a low-level WC. Finished with attractive contemporary tiling and patterned flooring, the room offers a fresh and modern feel, while an obscured window provides natural light and ventilation. Ideally positioned off the utility room, this well-presented shower room adds excellent practicality for busy family life or guests.



Reception 2 / Dining Room

16' 5" x 14' 3" (5.00m x 4.35m)

A spacious and elegant formal dining room, perfectly located next to the large breakfast kitchen and suited for entertaining family and friends. Offering generous proportions, the room comfortably accommodates a large 8-seater dining table and additional furniture, while a feature fireplace creates an attractive focal point and adds to the room's character. A large window overlooks the front garden, allowing plenty of natural light to fill the space, complemented by soft neutral décor and decorative wall panelling. Double doors provide a seamless connection to the adjoining living accommodation, creating a versatile layout for both formal occasions and everyday family living.

Family Bathroom – Close to Reception 3/Bed 4

10' 0" x 7' 9" (3.05m x 2.35m)

A beautifully appointed contemporary family bathroom, finished to an exceptional standard with a luxurious three-piece suite. The room comprises a panelled bath with a vanity wash hand basin with extensive drawer storage, and a low-level WC. Stylish feature wall tiling is complemented by modern patterned flooring and elegant rose-toned fitted cabinetry, creating a sophisticated yet practical space. A heated towel rail, illuminated mirrored cabinet and recessed ceiling spotlights complete the room, offering a high-quality finish perfectly suited to modern family living.



Stable 1

11' 11" x 11' 3" (3.63m x 3.44m)

An excellent range of brick-built stables, providing superb facilities for equestrian enthusiasts or those seeking versatile outbuildings. The stable block comprises multiple loose boxes with wide concrete walkways, individual stable doors and excellent natural ventilation, offering practical accommodation for horses and livestock. Each stable is fitted with high-quality rubber stable matting, providing enhanced comfort for the horses, improved insulation and a practical, low-maintenance finish. Constructed with durability in mind, the buildings also provide scope for a variety of uses, including tack and feed storage. Positioned within easy reach of the surrounding paddocks, the stable yard forms an integral part of this impressive equestrian property.

Stable 2

12' 2" x 10' 8" (3.70m x 3.25m)

Stable 3

12' 2" x 10' 8" (3.70m x 3.25m)

Tack Room

5' 5" x 21' 7" (1.66m x 6.57m)

A well-equipped and practical tack room, providing secure storage and dedicated workspace to support the day-to-day running of the equestrian facilities. The room benefits from fitted wall-mounted storage cupboards, shelving, bridle racks and ample space for saddles, tack and equipment, helping to keep everything organised and easily accessible. A useful sink with running water and an adjoining WC add further convenience, while the generous layout offers flexibility for feed preparation, equipment maintenance or general stable management. An invaluable addition for any equestrian property.



Bedroom 5 / Reception 3 / Home Office

10' 5" x 10' 5" (3.17m x 3.17m)

A versatile and well-proportioned room, currently arranged as a stylish home office and occasional bedroom, offering excellent flexibility to suit a variety of lifestyles. A large window provides an abundance of natural light, creating a bright and productive working environment, while the neutral décor and quality flooring enhance the sense of space. There is ample room to accommodate a double bed and bedroom furniture if required, making this an ideal fifth bedroom, guest room, nursery or dedicated study for those working from home.

Outside Office Space

12' 3" x 12' 2" (3.74m x 3.72m)

A spacious and versatile office, ideally positioned to support the equestrian facilities or those running a business from home. The room benefits from excellent natural light via sliding patio doors and additional windows, creating a bright working environment, while fitted shelving, storage cupboards and a practical workbench provide ample space for office equipment, records or day-to-day yard management. Offering direct access to the stable yard, this adaptable space could serve as a dedicated office, administration hub, workshop or general store, making it an invaluable addition to this impressive equestrian property.



Secure gated

10 Parking Spaces

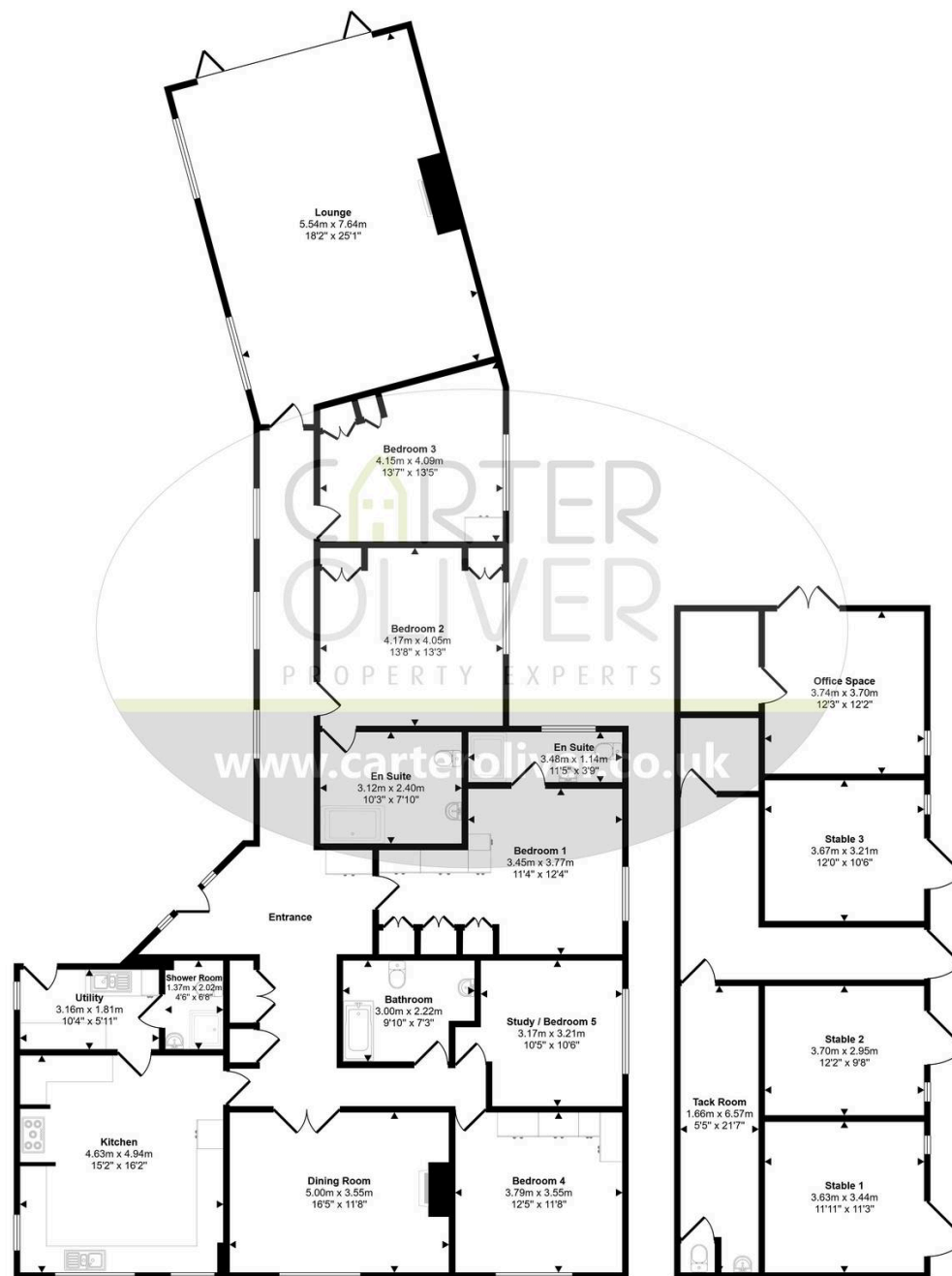
Large block paved driveway which is gated and gives ample room for a horse box, motorhome or multiple vehicles.

Rear Garden

There is a large patio area which is on two levels, giving a fabulous outdoor entertaining space. Beyond the gated stables is a large pond and multiple seating areas that overlook the School/Menage. Further on you will find a chicken coop, outside log storage, a large lockable green container and multiple outbuildings. The plot is in excess of 3 acres with 3 paddocks.



Approx Gross Internal Area
313 sq m / 3366 sq ft



Floorplan
Approx 229 sq m / 2463 sq ft

Outbuildings
Approx 84 sq m / 903 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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